

044.A

0005

0109.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

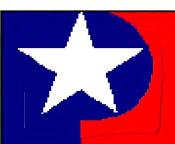
421,300 / 421,300

USE VALUE:

421,300 / 421,300

ASSESSED:

421,300 / 421,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
109		WEBSTER ST, ARLINGTON

Legal Description		User Acct
		240336
		GIS Ref
		GIS Ref
		Insp Date
		06/14/18

## OWNERSHIP

Unit #: 109

Owner 1: COVEN BENJAMIN J

Owner 2:

Owner 3:

Street 1: 109 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: COVEN BENJAMIN J &amp; -

Owner 2: MENARD ELIZABETH A -

Street 1: 109 WEBSTER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1033 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good																
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																
Sec Wall: 8 - Brick Veneer	15 %	OthrFix:	Rating:																
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	1st Res Grid   Desc: Line 1				# Units 1											
Color: BLUE		A Kits:	Rating:																
View / Desir: N - NONE		Frl:	Rating:																
<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>															
Grade: C - Average																			
Year Blt: 1923	Eff Yr Blt:																		
Alt LUC:	Alt %:																		
Jurisdict:	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %					Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster		Functional:	%					Interior:	1	5	2	1							
Sec Int Wall:	%	Economic:	%					Additions:											
Partition: T - Typical		Special:	%					Kitchen:											
Prim Floors: 3 - Hardwood		Override:	%					Baths:											
Sec Floors:	%	Total:	18.6 %					Plumbing:											
Bsmt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				Electric:									
Subfloor:		Basic \$ / SQ: 305.00				Rate				Exterior:	No Unit	RMS	BRS	FL					
Bsmt Gar:		Size Adj.: 1.35000002				Parcel ID				Interior:	1	5	2	1					
Electric: 3 - Typical		Const Adj.: 0.98441201				Typ				Additions:									
Insulation: 2 - Typical		Adj \$ / SQ: 405.332				Date				Kitchen:									
Int vs Ext: S		Other Features: 60500				Sale Price				Baths:									
Heat Fuel: 1 - Oil		Grade Factor: 1.00								Plumbing:									
Heat Type: 5 - Steam		NBHD Inf: 1.08000004								Electric:									
# Heat Sys: 1		NBHD Mod:								Heating:									
% Heated: 100	% AC:	LUC Factor: 1.00								General:									
Solar HW: NO	Central Vac: NO	Adj Total: 517544																	
% Com Wal	% Sprinkled	Depreciation: 96263																	
		Depreciated Total: 421281																	
<b>MOBILE HOME</b>				Make: [ ]				Model: [ ]				Serial # [ ]				Year: [ ]			
<b>SPEC FEATURES/YARD ITEMS</b>																Color: [ ]			
<b>PARCEL ID</b> 044.A-0005-0109.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N Total Yard Items: [ ] Total Special Features: [ ] Total: [ ]																			
AssessPro Patriot Properties, Inc																			
																			